

In re:
Peggy S. Dennis
Debtor

Case No. 17-12856-pmm
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Aug 11, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 13, 2022:

Recip ID	Recipient Name and Address
db	+ Peggy S. Dennis, 3554 Main Street, Birdsboro, PA 19508-8335

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 13, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 11, 2022 at the address(es) listed below:

Name	Email Address
GEORGE M. LUTZ	on behalf of Debtor Peggy S. Dennis glutz@hvmlaw.com asantana@hvmlaw.com;r49419@notify.bestcase.com
KEVIN G. MCDONALD	on behalf of Creditor U.S. Bank National Association bkgroup@kmlawgroup.com
KEVIN G. MCDONALD	on behalf of Creditor U.S. Bank National Association et al ... bkgroup@kmlawgroup.com
LEON P. HALLER	on behalf of Creditor U.S. Bank National Association lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com
LISA MARIE CIOTTI	on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreigle13.com ecf_frpa@trustee13.com
MATTEO SAMUEL WEINER	on behalf of Creditor U.S. Bank National Association bkgroup@kmlawgroup.com

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REBECCA ANN SOLARZ

on behalf of Creditor U.S. Bank National Association bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com

ROLANDO RAMOS-CARDONA

on behalf of Trustee SCOTT F. WATERMAN (Chapter 13) ecfmail@readingch13.com

SCOTT F. WATERMAN (Chapter 13)

ECFMail@ReadingCh13.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 10

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA
READING DIVISION**

In re:

PEGGY S. DENNIS,

Debtor

Chapter 13 Bankruptcy

Bankruptcy No. 17-12856 PMM

**ORDER TO SELL REAL ESTATE FREE AND CLEAR OF LIENS AND
ENCUMBRANCES TO APPROVE ESCROW OF FUNDS FOR ATTORNEY'S FEES,
AND TO PERMIT DISTRIBUTION OF SALE PROCEEDS**

AND NOW, upon consideration of the Motion to Sell Real Estate Free and Clear of Liens and Encumbrances, to Approve Escrow of Funds for Attorney's Fees, and to Permit Distribution of Sale Proceeds ("Motion"), and after notice and opportunity for hearing,

IT IS HEREBY ORDERED that:

1. The Debtor has satisfied this Court that the proposed sale is to a good faith purchaser for a fair and reasonable consideration that is in the best interests of the bankruptcy estate and that the Debtor is therefore authorized to sell, free and clear of all liens and encumbrances, the real property owned by the Debtor located at 3554 Main Street, Birdsboro, Berks County PA 19508 to Justin Marko for the sum of \$165,000.00 in accordance with the terms of the Agreement of Sale attached to the Motion as Exhibit A.

2. The distributions proposed in the Motion are APPROVED, with the qualification that all of the \$2,827.75 to be paid to the Chapter 13 Trustee at settlement will be used for the benefit of non-priority unsecured creditors, and no secured creditors or legal fees will be paid by the trustee from these funds.

3. The Debtor shall submit a copy of the HUD-1 Settlement Statement to the Chapter 13 Trustee within 10 days of the date of settlement on the Premises.

Date: August 11, 2022

BY THE COURT:



**Patricia M. Mayer
United States Bankruptcy Judge**